

CITY COUNCIL, CITY OF LODI  
CITY HALL COUNCIL CHAMBERS  
JULY 21, 1965

This regular meeting of the City Council of the City of Lodi was held at 8 p.m. of Wednesday, July 21, 1965, in the City Hall Council Chambers.

ROLL CALL

Present: Councilmen - BROWN, CULBERTSON, DOW  
WALTON and KIRSTEN(Mayor)

Absent: Councilmen - None

Also present: City Manager Graves, Administrative Assistant Peterson, Planning Director Schroeder, and City Attorney Mullen.

MINUTES

On motion of Councilman Brown, Walton second, the minutes of July 7, 1965 and July 14, 1965 were approved as written and mailed after changing the word "case" to "cast" in the second sentence of the paragraph entitled "Report Re: City Water Wells" in the minutes of July 7, 1965.

PUBLIC HEARINGS

JOHN DUDLEY  
RE: SACTO  
ST. PARKING

Mr. John Dudley, 615 North Sacramento Street, addressed the City Council and discussed automobile parking in the 600 block of North Sacramento Street. He said cars are being parked diagonally in such a manner that it is difficult for him to back his car out of his driveway. Mr. Dudley showed the Council several photographs to substantiate his statements. City Manager Graves said parking regulations will be enforced there in accordance with the Council's wishes. Following a review of the photographs and a brief discussion of parking regulations in that area, Councilman Walton moved, Brown second, that the City Manager have the proper department investigate the matter and then report to the Council on the findings. The motion was passed unanimously. Councilman Walton added he would like to see specific patrols in that area to insure compliance with parking regulations.

PLANNING COMMISSION

REPORT TO  
CITY COUNCIL

At its meeting of Monday, July 12, 1965, the Lodi City Planning Commission took the following actions of interest to the City Council:

1. Approved the revised tentative map of the Sunset South Subdivision being developed by Capell Properties, Inc. and located south of the existing Hutchins Sunset Park Subdivision subject to certain conditions.
2. Recommended the following action to the Lodi City Council:
  - a. That a typical cross-section be adopted for Cherokee Lane from Delores Street south to the U.S. 50-99 Freeway overcrossing and that such cross-section be along the lines of Plan "A" for South Cherokee Lane as on file in the office of the Secretary of the Lodi City Planning Commission;
  - b. That a landscape architect be retained to finalize the Plan; and
  - c. That the areas between the curb and property line and within the median be maintained by the City.

Minutes of July 21, 1965 continued

LANDSCAPING  
IN SUNSET SO.  
SUBDIVISION

The City Manager said the Planning Commission, as mentioned in its report to the Council, has asked the City Council for its opinion in the matter of maintaining small landscaped islands, or "bulbs" in certain streets of the proposed Sunset South subdivision. He said the landscaping would enhance the neighborhood and they could be relatively easily maintained because of the adjoining basin-park. However, he added, there is a question of policy involved in starting such a program. The City Manager said in other municipalities, such landscaped areas are maintained by the City. Councilman Culbertson said this situation was unique because it is adjacent to a park. Councilman Walton said if other areas of the City would want such landscaping in the future, the adjacent property owners would have to pay for extending water lines. Councilman Dow said he would like to see such an idea tried and asked the City Manager to consider ways to implement this elsewhere in the City. On motion of Councilman Culbertson, Walton second, the Council unanimously approved street landscaping plans for Sunset South subdivision with the City to maintain the areas and the subdivider to pay the cost of extending water lines to the landscaped "islands." The City Attorney pointed out that no precedent was being established; that the action applies to this parcel only due to its uniqueness.

LANDSCAPING  
CHEROKEE  
LANE

City Manager Graves discussed the alternatives available in landscaping Cherokee Lane from Delores Street south to the freeway interchange. He said such a project would result in a very attractive entrance to the City. The Chamber of Commerce Board of Directors had recommended a proposed alternate that includes a 28-foot landscaped median strip and landscaping between the sidewalk and the street, a distance including the sidewalk of 32 feet. The City Manager said the City has access rights in this area, but added some access rights could be sold back to the property owners to gain their participation in the program. Councilman Dow moved, Kirsten second, that the administration continue investigating such a program (designated as Alternate A in the Planning Commission report) with regard to initial cost and cost of maintenance. The motion was passed unanimously. Councilman Culbertson said the north end of Cherokee Lane should be reviewed also in future landscaping plans. The City Manager said the Civic Affairs Committee of the Chamber of Commerce and the merchants on Cherokee Lane will meet soon to discuss this topic.

RETAIN  
LANDSCAPE  
ARCHITECT

The City Manager said he had talked with Paul Tritenbach, landscape architect, regarding placing him on a retainer so the City could call on him when needed. The Council expressed interest in such an agreement. On motion of Councilman Culbertson, Dow second, the City Manager was authorized to discuss a retainer arrangement with Mr. Tritenbach.

FINAL MAP  
EUNICE  
GLEN #2

The final map of Eunice Glen #2 subdivision was presented to the Council for approval. On motion of Councilman Culbertson, Dow second, the final map of Eunice Glen #2 was approved.

## COMMUNICATIONS

ASSEMBLY  
JOINT RES.  
NO. 38

The Deputy City Clerk read for the record excerpts from Assembly Joint Resolution No. 38 which provides for funds for tax relief and alcoholic rehabilitation.

## Minutes of July 21, 1965 continued

TWO-HOUR  
PARKING ZONE  
ESTABLISHEDRES. NO. 2838  
ADOPTED

The City Manager read a letter from Mr. Bill Graffigna, Mr. Jack Weil and Mrs. Vivian Hughes, property owners and/or businessmen on Lockeford Street between North School Street and the Southern Pacific railroad tracks, requesting the establishment of a two-hour parking zone in that area on both sides of the street. The property owners stated in the letter that development in that area has made parking critical. On motion of Councilman Brown, Walton second, the City Council unanimously adopted Resolution No. 2838, establishing a two-hour parking zone on Lockeford Street between North School Street and the railroad tracks.

GUNSCH REQUEST  
FOR OUTSIDE  
WATER AND  
SEWER SERVICE

City Manager Graves read a letter from Mr. Henry Gunsch, 4305 North Pershing, Stockton, operator of a trailer park on South Cherokee Lane immediately south of the present City limits. Mr. Gunsch asked permission to obtain City water and sewer service while his annexation petition is being processed so he can expand his trailer park immediately. He agreed to dispose of storm water on site until such time as drainage can be provided. He was informed this may be as far as five years away. Mr. Gunsch said he would sign an agreement to abide by City regulations. On motion of Councilman Brown, Dow second, the City Council approved the request for services of Mr. Gunsch, subject to his signing a letter of intent to annex, and agreeing to provide on-site storm drainage.

SALE OF  
STATE LANDS

The Council was advised of the public sale of a parcel of land at Kettleman Lane and the freeway southbound on-ramp. The Council had expressed interest in this parcel as a possible well site. The City Manager informed the Council that the property would be too expensive, since the State Division of Highways, who will conduct the sale August 12, 1965, has already placed a minimum bid on this parcel of \$10,000. His recommendation was that the cost of the property makes it not worthwhile bidding. The Council was in agreement.

## REPORTS OF THE CITY MANAGER

ABANDON  
EASEMENTGLENHURST  
PLACE UNIT  
NO. 1

The City Manager presented a recommendation for the abandonment of one foot of a six-foot easement in Glenhurst Place Unit No. 1. He said the City has no use for that portion of the easement and abandonment will solve a construction problem that currently exists. On motion of Councilman Culbertson, Dow second, the Council approved the abandonment of one foot of the six-foot easement in Glenhurst Place Unit No. 1 between Lots 48 and 49.

SPECS -  
STREET  
MATERIALS

Specifications for street materials for the fiscal year 1965-66 were presented. The City Manager said the specifications are identical with those prepared last year. The quantities were modified to handle anticipated needs. On motion of Councilman Dow, Culbertson second, the City Council approved the specifications and authorized calling for bids.

AWARD -  
HAM LANE  
STREET  
CONSTRUCTION

The following bids were received for the improvement of Ham Lane, Unit #2, from Kettleman Lane to Cardinal Street:

Tompkins & Gallaven	\$61,002.30
Claude C. Wood Co.	65,048.74
S. M. McGaw Co., Inc.	70,386.68

RES. NO. 2839  
ADOPTED

On motion of Councilman Dow, Walton second, the City Council adopted Resolution No. 2839 awarding the contract for the improvement of Ham Lane, Unit #2, from Kettleman

Minutes of July 21, 1965 continued

Lane to Cardinal Street to the low bidder, Tompkins & Gallaven, for a total sum of \$61,002.30. The City Manager presented a request from Mr. David Gray for two 27-foot driveways on his property to be installed in conjunction with this project. On motion of Councilman Brown, Dow second, the City Council approved the location of the driveways as requested, with Mr. Gray to pay the added cost of these facilities.

AWARD -  
ELM STREET  
STREET  
CONSTRUCTION

The following bids were received for the improvement of Elm Street between Pacific Avenue and Ham Lane:

RES. NO. 2840  
ADOPTED

Tompkins & Gallaven	\$11,147.10
Claude C. Wood Co.	11,999.00
S. M. McGaw Co., Inc.	13,543.00

On motion of Councilman Culbertson, Brown second, the City Council adopted Resolution No. 2840 awarding the contract for the improvement of Elm Street between Pacific Avenue and Ham Lane to the low bidder, Tompkins & Gallaven, for a total sum of \$11,147.10. Councilman Dow abstained for reasons of personal interest.

AWARD -  
HAM LANE  
STORM DRAIN -  
VINE STREET  
TO IRIS DR.

The following bids were received for the construction of Ham Lane Storm Drain from a point 270 feet north of Vine Street to Iris Drive:

RES. NO. 2841  
ADOPTED

Claude C. Wood Co.	\$8,460.50
S. M. McGaw Co., Inc.	8,952.25

On motion of Councilman Brown, Walton second, the City Council adopted Resolution No. 2841 awarding the contract for the construction of the Ham Lane Storm Drain from a point 270 feet north of Vine Street to Iris Drive to the low bidder, Claude C. Wood Company, for a total sum of \$8,460.50.

SPECS -  
BASIN B-2  
STRUCTURES  
& PIPING

Plans and specifications for the construction of B-2 Retention Basin Structures and Piping were presented. On motion of Councilman Dow, Walton second, the City Council approved the plans and specifications and authorized calling for bids.

SPECS -  
HAM LANE  
STORM DRAIN

Plans and specifications for the construction of the Ham Lane Storm Drain - Mokelumne River Outfall were presented. On motion of Councilman Culbertson, Dow second, the City Council approved the plans and specifications and authorized calling for bids.

PUBLIC  
SAFETY  
BUILDING  
PROGRESS

Mayor Kirsten extended greetings to Mr. Marion Varner, architect of the City's Public Safety Building, who was in the audience. Mr. Varner said he was here to discuss building refinements with the City Manager and department heads. He said plans will be ready for calling for bids in November, and he would like the bid to be awarded before Christmas. Construction would start about 10 days after the bid is awarded, with 12 months allowed for completion of the project. He said he was appreciative of the cooperation he has received from City officials.

MEDALS FOR  
BRAVERY

Mayor Kirsten read a letter from Governor Brown, announcing a program of awarding medals to youths under 19 years of age for bravery and/or service. The Governor's office will be receiving nominations. The Mayor asked the citizens of the community to advise him if they know of a youngster deserving of such an award.

100-FOOT  
LOT DEPTH


Councilman Culbertson asked the meaning of the Planning Commission's recently adopted policy of requiring subdivision lots to be no less than 100 feet in depth. The

Minutes of July 21, 1965 continued

Planning Director said the Planning Commission's intent is to require 100-foot depth in lots whenever possible unless topographic or other conditions beyond the control of the subdivider are present that would prohibit this. Planning Director Schroeder added this would be included in a new subdivision ordinance currently being drafted.

ADJOURNMENT

There being no further business, the City Council adjourned to executive session at 9:25 p.m. on motion of Councilman Dow, Walton second.

Attest:   
THOMAS A. PETERSON  
Deputy City Clerk